

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/X5210/W/16/3147078**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method  Email  Post

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?  Yes  No

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method  Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application? Yes  No

Did the LPA issue a decision? Yes  No

Date of LPA's decision

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Does the appeal relate to an existing property? Yes  No

Address

Is the appeal site within a Green Belt? Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes  No

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes  No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

Area of floor space of proposed development (in square metres)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission.
2. Refused permission to vary a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

### 2. Hearing

### 3. Inquiry

## H. FULL STATEMENT OF CASE

The full statement of case is set out in

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes  No

see 'Appeal Documents' section

(b) Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**

**Owner's Name:** The Central Young Men's Christian Association c/o Alun Wood  
**Address at which notice was served:** 112 Great Russell Street, London, WC1B 3NQ  
**Date the notice was served:** 23/03/2016

**Owner's Name:** Ravencroft Limited c/o St Giles Hotel Limited  
**Address at which notice was served:** Craigmuir Chambers, PO Box 71, Road Town, Tortola, British Virgin Islands  
**Date the notice was served:** 23/03/2016

**Owner's Name:** Mayor  
**Address at which notice was served:** Alderman and Burgess of London Borough of Camden, 5 Pancras Square, Kings Cross, London N1C 4AG  
**Date the notice was served:** 23/03/2016

**Owner's Name:** St Giles Hotel Limited c/o Ragu Selvadurai  
**Address at which notice was served:** Bedford Avenue, London, WC1B 3AS  
**Date the notice was served:** 23/03/2016

**Owner's Name:** MJ ALL TEC Limited c/o Roshan Stephen  
**Address at which notice was served:** 492 Harrow Road, London W0 3QA

**Date the notice was served:** 23/03/2016  
**Owner's Name:** Jiyan Limited c/o Sanar Alserdare  
**Address at which notice was served:** 59 Latymer Court, London, W1T 7RF  
**Date the notice was served:** 23/03/2016

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**

### I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) None of the land to which the appeal relates is, or is part of, an agricultural holding.
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

### J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

**Date**

**Name**

**On behalf of**

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

## M. NOW SEND

**Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

**You will not be sent any further reminders.**

Please ensure that anything you do send by post or email is clearly marked with the reference number.

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	112A Great Russell Street Appeal Statement without Appendices.pdf
<b>File name:</b>	Appeal Statement Appendix 1 Savills World Research UK Hotel Investment Report Q4 2015.pdf
<b>File name:</b>	Appeal Statement Appendix 2 Typical imagery of the style of the proposed LDN 'Essential Service Hotel' rooms.pdf
<b>File name:</b>	Appeal Statement Appendix 3 Unilateral Undertaking.pdf
<b>File name:</b>	Appeal Statement Appendix 4 Planning Policy.pdf
<b>File name:</b>	112A Great Russell Street Appeal Statement - with appendices.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A planning obligation (a section 106 agreement or a unilateral undertaking).
<b>File name:</b>	Unilateral Undertaking - 112A Great Russell Street.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	New Application Form 01.10.15.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
<b>File name:</b>	Supporting document 02 Cert B schedule of addresses 01.10.15.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	Supporting document 03 LPA Decision notice 04 02 16.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	Supporting document 04 Site Plan.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	2897-P-01-Rev-B-Existing Ground Floor Plan at A3.pdf

**File name:** 2897-P-02-Rev-B-Existing Floor Plan Level -1 at A3.pdf  
**File name:** 2897-P-03-Rev-B-Existing Floor Plan Level -2 at A3.pdf  
**File name:** 2897-P-04-Rev-B-Existing Floor Plan Level -3 at A3.pdf  
**File name:** 2897-P-05-Rev-A-Existing Floor Plan Level -4 at A3.pdf  
**File name:** 2897-P-06-Rev-A-Existing Floor Plan Level -5 at A3.pdf  
**File name:** 2897-P-07-Existing Sections and Elevations at A3.pdf  
**File name:** 2897-P-08-Rev-A-Existing Sections at A3.pdf  
**File name:** 2897-P-12-Rev-C-Proposed Floor Plan -1 at A3.pdf  
**File name:** 2897-P-13-Rev-C-Proposed Floor Plan -2 at A3.pdf  
**File name:** 2897-P-14-Rev-D-Proposed Floor Plan -3 at A3.pdf  
**File name:** 2897-P-15-Rev-F-Proposed Floor Plan - 4 at A3.pdf  
**File name:** 2897-P-17-Rev-D-Proposed Sections AA and BB & Elevations of proposed entrances at Great Russell and Adeline Place at A3.pdf  
**File name:** 2897-P-18-Rev-C-Proposed Sections at A3.pdf  
**File name:** 2897-P-19-Rev-B-Proposed Section showing bulkhead at A3.pdf  
**File name:** 2897-P-31-Proposed Standard Room Layout at A3.pdf  
**File name:** 2897-P-32-Proposed Disabled Room Layout at A3.pdf  
**File name:** Air Quality Assessment.pdf  
**File name:** Air Quality Planning checklist.pdf  
**File name:** Basement Impact Assessment V2.pdf  
**File name:** Basement Level -4 (Services Layout) at A1.pdf  
**File name:** Basement Level -5 (Services Layout) at A1.pdf  
**File name:** Cert B schedule of addresses 01.10.15.pdf  
**File name:** Energy Strategy and BREEAM Pre-Assessment-Report.pdf  
**File name:** Existing photograph of the sites.jpg  
**File name:** Fire Safety Overview.pdf  
**File name:** Great Russell Street Q&A.pdf  
**File name:** Ground Floor Level (Services Layout) at A1.pdf  
**File name:** GRS Draft Hotel Management Plan (v3).pdf  
**File name:** Gt Russell Street Consultation Report V1.pdf  
**File name:** New Application Form 01.10.15.pdf  
**File name:** Noise Impact Assessment.pdf  
**File name:** Photo montage of change to entrance area.jpg  
**File name:** Planning Statement.pdf  
**File name:** Proposed montage Great Russell Street.jpg  
**File name:** Proposed photograph montage of the site.jpg  
**File name:** Response to objectionscomments Briefing\_Note\_REV2.pdf  
**File name:** Revised draft Construction Management Plan rev D.pdf  
**File name:** Revised BREEAM assessment report- \_651\_376.pdf  
**File name:** Revised Design and Access Statement Rev C.pdf  
**File name:** Revised draft Hotel Management Plan rev C.pdf  
**File name:** Revised drawing (amended condensing unit and district heating plantroom) M-570-7000 Rev P8 at A1.pdf  
**File name:** Revised ground floor plan including with revised cycle parking 2897-P-11-Rev-F(2) at A3.pdf  
**File name:** Revised Noise Impact Assessment dated 6th November 2015..pdf  
**File name:** Revised proposed elevation drawing Adeline Place DMWR PL-00300 P1 at A3.pdf  
**File name:** Summary of MEP Systems.pdf  
**File name:** Superseded 2897-P-11-Rev-E-Proposed Ground floor at A3.pdf  
**File name:** Superseded 2897-P-16-Rev-F-Proposed Floor Plan Level -5 at A3.pdf  
**File name:** Superseded Application Form.pdf  
**File name:** Superseded Basement Impact Assessment.pdf  
**File name:** Superseded D&A statement.pdf  
**File name:** Superseded Draft CMP.pdf  
**File name:** Superseded Draft Hotel Managment Plan.pdf  
**File name:** Superseded Draft S106 HoTs.pdf  
**File name:** Superseded drawing 2897-P-20-Rev-A - Existing and Proposed Elevations at



**File name:** A3.pdf  
**File name:** Transport Planning Practice Response to Bloomsbury Association.pdf  
**File name:** Transport Statement.pdf  
**File name:** Building regs Summary-\_2015-01-20-Great Russel Street-Model 01\_brukl.pdf  
**File name:** Sustainability response-REV A(2).pdf  
**File name:** Air Quality Reponse-REV A.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

**File name:** List of plans, drawings and documents submission documents - 112A Great Russell Street.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 07. A copy of the design and access statement sent to the LPA.  
**File name:** Revised Design and Access Statement Rev C.pdf

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

**Completed by** MISS ALICE KENNEDY

**Date** 23/03/2016 09:24:28